

ECKERSLEY HALL BUILDING COMMITTEE
MONDAY, APRIL 9, 2012
POLICE DEPARTMENT COMMUNITY ROOM
6:00 PM

Members Present: Ron Klattenberg, Phil Pessina, Trevor Davis, Augie DeFrance, Ed Dypa, Annabelle Malone, Larry Riley, Bill Wasch
Members Absent: Ryan Kennedy, Ed Monarca,
Others Present: Beth Lapin, John Marion, George Zepko, Ron Organek, Ed Rubacha, Mike Rogalsky, Phil Cacciola, Jim Salemi (Middletown Press)

1.0 OPEN MEETING

Chair Klattenberg opened the Eckersley Hall Building Committee meeting at 6:04 PM at the Police Department Community Room.

Discussion of a change to previously approved meeting dates in January 2013 was tabled because the entire committee was not present.

2.0 APPROVAL OF MINUTES

Chair Klattenberg asked for approval of the March 26, 2012 minutes. Augie DeFrance made the motion to accept them, seconded by Ed Dypa. The vote to approve was unanimous.

3.0 FINANCIAL REPORT

FINANCIAL STATEMENT

Beth Lapin provided an overview of senior center funds, their expenses and income. She indicated columns for the line items within the General Fund Contribution and two portions of HUD (soft and hard). She then reviewed funds that were spent since the end of February, which included her salary and associated costs, 25% of Silver, Petrucelli, and Associates' first phase, and office supplies. She also noted that there were two purchase orders pending that were shown as expenses, although their full amounts were not yet paid. These included \$3,900 set aside for Janice Cunningham, the historical consultant, and \$3,600 for Wojas Architects for the city hall addition.

Ed asked if the Wojas funds were only for the senior center portion or whole city hall. Ron read the proposal that indicated it would cover the full building.

Ed Dypa made a motion to approve the financial report with the exception of \$3,600 because it includes city hall expansion, not just the senior center. Larry Riley seconded. After considerable discussion, the vote was four in favor, none opposed, and four abstentions. Motion carried.

BUDGET ITEMS

Ron indicated the committee received an invoice from Janice Cunningham for \$1,000. Ed Dypa made a motion to approve its payment, which Trevor Davis seconded. The vote to approve was unanimous.

4.0 PUBLIC COMMENTS

In response to a question asked at a previous meeting, Ron Organek (Greater Middletown Military Museum) said there are currently No Parking signs (Fire Zone) on Durant Terrace and Birdsey Avenue. He shared information on Eckersley and Hall related to their ranks and death dates. He also indicated his concern about the cost of parking if the senior center were to be located at city hall but primarily about the future of their museum, as he has heard rumors that Eckersley Hall would be sold, which would eliminate their museum location.

5.0 OLD BUSINESS

APPLE REHAB LETTER OF INTENT

Related to the request that Apple Rehab contribute toward special flooring in the multi- purpose rooms, Ron said that figures from SP+A indicated that, at \$12 per square foot, the cost for three multipurpose rooms would be up to \$20K (depending on whether they financed all three). This information was provided to their corporate office and local staff will let the committee know results. Apple Rehab staff indicated they would like to speak at the May 1 meeting.

SOLAR LIGHTING UPDATE

Ron reported that Don Anderson, technical representative from SunPort, described potential location of solar tubes as follows: two to illuminate Arts and Crafts, three more for the multi-purpose rooms, or eight total to cover the upper level. The cost for labor plus equipment would be \$40K. Ron emailed that information to Bob Wall, who will calculate the value of Middletown's eligible solar panels to see how many tubes could be covered. Ron mentioned that Jan Cunningham questioned whether the disruption of the roofline (and also lowering the front threshold) might prevent eligibility for tax credits from SHPO.

6.0 NEW BUSINESS

STATE HISTORIC BUILDING REPORT

Ron asked the committee to consider approval of the draft report, in order for Jan Cunningham to submit the first documents to the state in a timely fashion. There will be several steps that will continue well into June, which will include feedback from the state that indicated if there is potential for acceptance. The committee could pull out of the registry at any point.

In response to a question about making building modifications, Ron indicated changes could be made and that being on Historic Registry could potentially increase the value of the property. However, the primary reason to be in registry was to qualify for the tax credits, which would be 25% of hard costs (about \$900K). Augie DeFrance motioned to approve the draft report, Larry Riley seconded and the vote was unanimous. Ron will inform Janice Cunningham and SP+A.

MIDDLETOWN ELDERLY SERVICES PROVIDERS PRESENTATION

Ron presented plans for the Senior/Community Center to Middletown Elderly Services Providers at their March 27 meeting. This group, comprised of those who provide services to the elderly in greater Middletown, has about 100 members. They voted at the meeting to support the Senior/Community Center plans.

COMMON COUNCIL SPECIAL WORKSHOP MAY 1

Ron spoke to John Ireland about the May 1 presentation. Dean Petrucelli, who will do their section, has a handle on numbers to explain the cost related to early options.

Ron emphasized the importance of having the community there and he will try to have it televised.

7.0 OTHER BUSINESS

There was no other business.

8.0 ADJURNMENT

Chair Klattenberg asked for a motion to adjourn. Made by Ed Dypa and seconded by Augie DeFrance, the vote was unanimous and the meeting adjourned at 6:58 PM.